## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY-October 15, 2021 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the September 17, 2021, regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the October 15, 2021, regular meeting of the Board.

## 9:00 A.M.

411-21-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Angel Sanchez dba Angel's Shop, LLC

**OWNER:** Osicek Properties, LLC **PREMISES AFFECTED:** 6036 W. Irving Park Road

**SUBJECT:** Application for a special use to establish a hair salon.

• Withdrawn

412-21-S ZONING DISTRICT: B3-1 WARD: 36

**APPLICANT:** Angelica Herrera dba Friends Unisex **OWNER:** Angelica Herrera & Anastacio Herrera

**PREMISES AFFECTED:** 6301-03 W. Grand Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.

Approved

413-21-S ZONING DISTRICT: B2-3 WARD: 31

**APPLICANT:** KCY Hair salon

**OWNER:** Chicago Title and Land Trust # 1111928

**PREMISES AFFECTED:** 2900 N. Laramie Avenue

**SUBJECT:** Application for a special use to establish a hair salon.

Approved

414-21-Z ZONING DISTRICT: RS-3 WARD: 45

**APPLICANT:** 4644 Inc.

**OWNER:** Halina Sedelmaier **PREMISES AFFECTED:** 4644 N. Central Avenue

**SUBJECT:** Application for a variation to expand an existing non-conforming

tavern use to include retail food service (pizza) on the ground floor

of an existing two-story building.

Dismissed

415-21-S ZONING DISTRICT: B3-1 WARD: 33

APPLICANT: Addiction Nails
OWNER: Kimball One, LLC
PREMISES AFFECTED: 4411 N. Kimball Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Approved

416-21-S ZONING DISTRICT: B1-3 WARD: 43

**APPLICANT:** Lele Nails Ltd, dba Ella Nails

**OWNER:** 2320 N Clark, LLC & Gerald Winkler

PREMISES AFFECTED: 2320 N. Clark Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Approved

417-21-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Rene Munoz
OWNER: Same as applicant
PREMISES AFFECTED: 4722 S. Tripp Avenue

**SUBJECT:** Application for a variation to increase the existing floor area from

3,367.92 to 3,534.96 square feet with a proposed 167.04 square foot third story addition to the existing three-story, three dwelling unit building to be deconverted to a two dwelling unit building.

Approved

418-21-S ZONING DISTRICT: B3-1 WARD: 45
APPLICANT: Thaibinh Nguyen Hernandez dba Beauty Bladed Company
OWNER: Thaibinh Hernandez, Dong Nguyen, Ricardo Do, William Do

PREMISES AFFECTED: 4360 N. Milwaukee, Unit 1

**SUBJECT:** Application for a special use to establish a permanent make-up and

body art tattoo facility.

• Continued to December 17, 2021

419-21-Z ZONING DISTRICT: RS-3 WARD: 46

**APPLICANT:** Seeds of Joy Enterprises-NFP

**OWNER:** DW Davis, LLC **PREMISES AFFECTED:** 4530 N. Beacon Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 50.14' to 22.16', south side yard setback from 4' to zero (north to be 4.06'), combined side yard setbacks from 10' to 4.06' to erect rear open decks and trash enclosure for a new day care in an existing three-three-story single family residence, a roof top

elevator penthouse will also be erected.

420-21-Z ZONING DISTRICT: RS-3 WARD: 46

**APPLICANT:** Seeds of Joy Enterprises-NFP

**OWNER:** DW Davis, LLC

PREMISES AFFECTED: 4530 N. Beacon Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 541.52 square feet to zero to erect rear open porch with decks, trash enclosure and five car parking lot for a new day care in an existing three-story single-family residence, a roof top

elevator penthouse will also be erected.

• Approved

421-21-S ZONING DISTRICT: B3-2 WARD: 16

**APPLICANT:** Next Generation Tattoo Shop, LLC

**OWNER:** Paula Tate

**PREMISES AFFECTED:** 5527 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a body art service (tattoo

shop).

• Approved

**422-21-S ZONING DISTRICT: B3-1 WARD: 13** 

APPLICANT: Tri City Foods of Illinois, LLC
OWNER: PLH-SGH Investments, LLC
PREMISES AFFECTED: 6350 S. Cicero Avenue

**SUBJECT:** Application for a special use to establish a tandem drive through

and electronic menu boards to serve an existing fast-food

restaurant.

Approved

**423-21-S ZONING DISTRICT: B3-1 WARD: 23** 

**APPLICANT:** Tri City Foods of Illinois, LLC

**OWNER:** All State BK Real Estate Holdings, Ltd.

PREMISES AFFECTED: 5425 S. Pulaski Road

**SUBJECT:** Application for a special use to establish a dual lane drive-through

facility and electronic menu boards for an existing fast-food

restaurant.

Approved

424-21-S ZONING DISTRICT: C1-1 WARD: 36

**APPLICANT:** Wendy's Properties, LLC

**OWNER:** CRE JV Mixed Fifteen IL 3 Branch Holdings, LLC

**PREMISES AFFECTED:** 2811 N. Narragansett Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive-through

facility to serve a proposed fast-food restaurant in an existing one-

story building.

**425-21-S ZONING DISTRICT: B3-2 WARD: 10** 

**APPLICANT:** McDonald's Corporation **OWNER:** Same as applicant

PREMISES AFFECTED: 9211-13 S. Commercial Avenue

**SUBJECT:** Application for a special use to establish a dual lane drive through

to serve an existing fast-food restaurant.

Approved

426-21-S ZONING DISTRICT: C2-2 WARD: 44

APPLICANT: MedMar Lakeview, LLC
OWNER: CHP 3524 Clark, LLC
PREMISES AFFECTED: 3524 N. Clark Street

**SUBJECT:** Application for a special use to relocate an existing co-located

medical cannabis dispensary / adult use cannabis dispensary in an

existing commercial building.

Approved

427-21-S ZONING DISTRICT: C2-2 WARD: 44

APPLICANT: MedMar Lakeview, LLC
OWNER: CHP 3524 Clark, LLC
PREMISES AFFECTED: 3524 N. Clark Street

**SUBJECT:** Application for a special use to relocate a co-located adult use

cannabis / medical cannabis dispensary in an existing commercial

building.

Approved

**428-21-Z ZONING DISTRICT: B2-3 WARD: 40** 

**APPLICANT:** 5216 N Lincoln, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2501-05 W. Farragut Avenue / 5216-14 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to 3'

for a proposed five-story, mixed use building.

Approved

429-21-Z ZONING DISTRICT: B2-3 WARD: 40

**APPLICANT:** 5216 N. Lincoln LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2501-05 W. Farragut Avenue / 5216-24 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the ground floor commercial

area from 2,901.25 to 2,349 square feet for a proposed five-story

irea from 2,501.25 to 2,545 square feet for a proposed

mix use building.

430-21-Z ZONING DISTRICT: B2-3 WARD: 40

**APPLICANT:** 5216 N Lincoln, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2501-05 W. Farragut Avenue / 5216-24 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the loading space from the

one required space to zero for a proposed five-story mixed use

building.

Approved

431-21-Z ZONING DISTRICT: RS-2 WARD: 13

**APPLICANT:** Angelica Monroy and Harika J. Panduro

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6531 S. Kilpatrick Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from 4'

to 2.86', south side from 4' to 3.12', combined side yard setback from 9' to 5.98' for a proposed rear one-story addition for the

existing two-story single-family residence.

• Approved

432-21-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Tim and Danielle Frank
OWNER: Barrett Homes, LLC
PREMISES AFFECTED: 2130 N. Kenmore

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.68' to 2' (north setback from 4.8' to zero (south to be 19.33') for a proposed rear access stair, new fireplace on the garage rooftop deck and new basement addition to connect the house to the garage for the existing three-story single-family residence.

• Continued to December 17, 2021

433-21-S ZONING DISTRICT: PMD-8A WARD: 11

**APPLICANT:** Lakeshore Recycling Systems, LLC

**OWNER:** Oscar (IL), LLC

PREMISES AFFECTED: 4121 S. Packers Avenue

**SUBJECT:** Application for a special use to allow Class III recycling activities

at an existing recycling facility.

Approved

434-21-S ZONING DISTRICT: PMD-8A WARD: 11

**APPLICANT:** Lakeshore Recycling Facility

**OWNER:** Oscar (IL), LLC

**PREMISES AFFECTED:** 4121 S. Packers Avenue

**SUBJECT:** Application for a special use to allow Class V recycling activities

at an existing recycling facility.

435-21-S ZONING DISTRICT: PMD-8A WARD:11

**APPLICANT:** Lakeshore Recycling Systems, LLC

**OWNER:** Oscar ( IL0, LLC

PREMISES AFFECTED: 4121 S. Packers Avenue

**SUBJECT:** Application for a special use to allow a waste transfer station at an

existing recycling facility.

Approved

436-21-S ZONING DISTRICT: B1-3 WARD: 20

**APPLICANT:** Star Quality Hair, LLC **OWNER:** 4751 S. Ashland, LLC **PREMISES AFFECTED:** 4755 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a hair salon.

Approved

437-21-S ZONING DISTRICT: C2-1 WARD: 32

APPLICANT: Howard Orloff Imports, Inc.
OWNER: Peoria Enterprises, LLC
PREMISES AFFECTED: 1804 W. Armitage Avenue

**SUBJECT:** Application for a special use to permit a vehicle outdoor storage to

serve an auto dealership located at another location.

• Continued to December 17, 2021

438-21-Z ZONING DISTRICT: C2-1 WARD: 32

APPLICANT: Howard Orloff Imports, Inc.
OWNER: Peoria Enterprises, LLC
PREMISES AFFECTED: 1804 W. Armitage Avenue

**SUBJECT:** Application for a variation to reduce the front setback from 1.31' to

zero, west side setback from 2' to 1.82' for a proposed 6' high privacy fence and vehicular outdoor storage to serve an auto

dealership located at another location.

• Continued to December 17, 2021

439-21-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: I Development, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 933-35 N. Orleans Street

PREMISES AFFECTED: 955-55 N. Offeans Street

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to

20.25' for a proposed four-story with basement and partial ground

floor nine dwelling unit building with roof deck, roof top penthouse stair and elevator enclosure and five open parking

spaces at the rear.

• Approved

440-21-Z ZONING DISTRICT: B3-3 WARD: 44

**APPLICANT:** SNS Realty Group, LLC

**OWNER:** Maurice Lipshutz Living Trust dated October 22, 1993

PREMISES AFFECTED: 1138 W. Belmont Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 24.4' to 7.6', rear setback from 30' to zero for a proposed five-story, mixed use building with attached sixteen space parking

garage. This is a transit served location.

• Approved

441-21-Z ZONING DISTRICT: B3-3 WARD: 44

**APPLICANT:** SNS Realty Group, LLC

**OWNER:** Maurice Lipshutz Living Trust, dated October 22, 1993

PREMISES AFFECTED: 1138 W. Belmont Avenue

**SUBJECT:** Application for a variation to reduce the off-street loading space

from the required one to zero for a proposed five-story, mixed use building with an attached sixteen space garage. This is a transit

served location.

Approved

442-21-Z ZONING DISTICT: RM-5 WARD: 46

**APPLICANT:** 700 W Grace Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 700-10 W. Grace Street / 3802-04 N. Pine Grove Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard open

space from 144 square feet to zero to allow the conversion of an existing three-story sixteen dwelling unit building to a twenty

dwelling unit building.

Approved

443-21-Z ZONING DISTRICT: RM-5 WARD: 46

**APPLICANT:** 700 W Grace Inc. **OWNER:** Same as applicant

**PREMISES AFFECTED:** 700-10 W. Grace Street / 3802-04 N. Pine Grove Avenue

**SUBJECT:** Application for a variation to reduce the required on-site accessory

parking from four spaces to two for the conversion of an existing sixteen dwelling unit building to a twenty dwelling unit building.

Approved

444-21-S ZONING DISTRICT: C1-2 WARD: 7

**APPLICANT:** Esther and Eugen Chukudebelu

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 8108 S. Exchange Avenue

**SUBJECT:** Application for a special use to establish an additional dwelling

unit in the basement of a two-story, two dwelling unit building.

• Continued to December 17, 2021

445-21-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Starbucks Corporation
OWNER: DeMichele Properties, LLC
PREMISES AFFECTED: 5600 N. Harlem Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive through

facility to serve a proposed one-story restaurant.

Approved

446-21-Z ZONING DISTRICT: RS-3 WARD: 33

APPLICANT: Luis Cuzco
OWNER: Same as applicant
PREMISES AFFECTED: 3343 W. Warner Avenue

**SUBJECT:** Application for a variation to reduce the west side setback from the

required 2.8' to 1.12' (east to be 10.97'), combined side yard setback to be 12.09' for a proposed one-story rear addition to the first-floor unit to the existing two-story, two dwelling unit

building.

• Continued to December 17, 2021

447-21-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** Conservatory Apartments, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 414 N. Central Park Avenue

**SUBJECT:** Application for a variation to reduce the front setback on

Monticello Avenue from the required 9.88' to zero, the required parking setback from the front property line on Monticello Avenue

to prevent obstruction by parked cars from 20' to zero for a

proposed four-story, forty-three-unit SRO building on a through lot

with substandard lot depth.

Approved

448-21-Z ZONING DISTRICT: RS-3 WARD: 27

APPLICANT: Juan Pineda
OWNER: Same as applicant
PREMISES AFFECTED: 1000 N. Lawndale Street

**SUBJECT:** Application for a variation to reduce the north side yard setback

from the required 4' to 1.01', south side yard setback from 4' to zero, combined side yard setback from 10' to 1.01', rear yard setback from 37.47' to 1.24', rear feature setback from 2' to 1.24' for a two car garage with alley access and a four car garage with two vehicles having alley access and two vehicles having drive way access and a proposed 7' high iron fence to serve the existing

four dwelling unit building.

449-21-Z ZONING DISTRICT: RT-4 WARD: 47

**APPLICANT:** Joe Bollini

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1741 W. Roscoe Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.5' to 2', east side setback from 2' to zero (west side to be zero), combined side yard setback from 5' to zero for a proposed three-story open porch/ stair and roof deck with access bridge, pergola and screening on an existing two-car detached garage that serves the existing three-story, three-dwelling unit building.

Denied

450-21-Z ZONING DISTRICT: RT-4 WARD: 47

**APPLICANT:** Joe Bollini

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1741 W. Roscoe Street

**SUBJECT:** Application for a variation to relocate the required 203 square feet

of rear yard open space to a garage roof deck for a proposed threestory open porch/ stair and roof deck with access bridge, pergola and screening on an existing two-car detached garage that serves

the existing three-story, three-dwelling unit building.

Denied

451-21-Z ZONING DISTRICT: RS-2 WARD: 13

**APPLICANT:** John Svienty Same as applicant **PREMISES AFFECTED:** 6336 W. 60th Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 39.30' to 6.10', west side yard setback from 4' to 2.80' (east to be 5') combined side yard setback from 9' to 7.80' for a proposed second level addition to the existing one-story detached garage with an overall height of 20.72 feet to serve an existing

single-family residence.

Approved

452-21-S ZONING DISTRICT: PMD-8A WARD: 11

**APPLICANT:** IDIL 3700 Morgan, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1109 W. 37th Street

**SUBJECT:** Application for a special use to establish a non-accessory parking

containing one-hundred, seventy-nine parking stalls.

## **CONTINUANCES**

37-21-S ZONING DISTRICT: PMD-9 WARD: 28

**APPLICANT:** Canna B Growth, LLC

**OWNER:** Charles Hall

PREMISES AFFECTED: 4411 W. Carroll Street

**SUBJECT:** Application for a special use to establish a cannabis craft grow

facility.

• Continued to December 17, 2021

38-21-S ZONING DISTRICT: PMD-9 WARD: 28

**APPLICANT:** Canna B Growth, LLC

**OWNER:** Charles Hall

PREMISES AFFECTED: 4411 W. Carroll Street

**SUBJECT:** Application for a special use to establish a cannabis processor

facility.

• Continued to December 17, 2021

332-21-S ZONING DISTRICT: B3-2 WARD: 7
APPLICANT: Toyin Omolasho dba Ty African Hair Braiding

**OWNER:** Yehuda Reich, BSD realty Essex, LLC

**PREMISES AFFECTED:** 2602 E. 79th Street

**SUBJECT:** Application for a special use to establish a hair (braiding) salon.

• Continued to December 17, 2021

335-21-Z ZONING DISTRICT: C1-2 WARD: 25

**APPLICANT:** 1600 Pilsen, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1606 -10 S. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 24,000 square feet to 23,380 square feet for a proposed four-story, twenty-four dwelling unit building with

thirty-four parking spaces and retail use.

Withdrawn

336-21-S ZONING DISTRICT: B3-2 WARD: 34

**APPLICANT:** Easyway Property **OWNER:** Same as applicant 11100 S. State Street

**SUBJECT:** Application for a special use to expand the floor area of an existing

gas station from 437 square feet to 893 square feet.

• Continued to December 17, 2021

**341-21-S ZONING DISTRICT: B3-2 WARD: 45** 

APPLICANT: Tim Pomaville

OWNER: 4013 Pulaski, LLC

PREMISES AFFECTED: 4013-15 N. Pulaski Road

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, four dwelling unit building

with four required on-site parking spaces.

• Approved

403-21-Z ZONING DISTRICT: RT-4 WARD: 4

**APPLICANT:** William Dodds **OWNER:** Same as applicant

**PREMISES AFFECTED:** 4343 S. Forrestville Avenue

**SUBJECT:** Application for a variation to reduce the north and south side

setbacks from two feet each to zero each, combined side yard setback from 4' to zero for a proposed two-story, single-family

residence with detached two-car garage.

Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 328-21-Z, 329-21-Z, 333-21-S and 334-21-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its September 17, 2021 regular meeting with the exception of Board Cal. Nos. 398-21-Z, 399-21-Z, 404-21-Z, 405-21-Z, 406-21-Z and 246-21-S.

Review of the Board's closed session minutes.

Adjournment.